

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**

4,588 RSF

4,227 RSF



Demographics	1-mile	3-mile	5-mile
Population	16,291	90,813	129,375
Households	6,060	33,750	47,151
Average HH Income	\$94,262	\$82,763	\$82,827

\*Demographic information taken from CoStar Realty information 2017 demographic

- 147,535 SF Square Foot Retail Center
- Located at Major Intersection
- Rapidly Growing Area
- Great Visibility
- Diverse Tenant Mix

Traffic Counts	
E. University Blvd.	23,095 VPD
N. Grandview Ave.	32,824 VPD

Type	Retail
NNN's	\$1.91
Lease Rates	Call for Rates



PROPERTY SITE PLAN & AERIAL

